

**This Instrument Prepared By:**

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2110 Devereux Circle, Suite 100  
Birmingham, Alabama 35243

**Send Tax Notice To:**

HUD  
451 7<sup>th</sup> Street SW  
Washington, D.C. 20410

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

**PREPARED WITHOUT BENEFIT OF SURVEY**

**SPECIAL STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred and 00/100 Dollars (\$500.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**CITIMORTGAGE, INC.**

**Whose address is: 1000 Technology Drive, O'Fallon, Missouri 63368**

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

**SECRETARY OF HOUSING AND URBAN DEVELOPMENT**

**Whose address is: 451 7<sup>th</sup> Street SW, Washington, D.C. 20410**

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY, COUNTY, ALABAMA, to-wit:

**See Exhibit "A"**

**SUBJECT TO:**

1. All assessments and taxes for the year 2013 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description.  
(Exhibit A on the title commitment.)

TO HAVE AND TO HOLD unto the said Grantee, and his/her/its assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

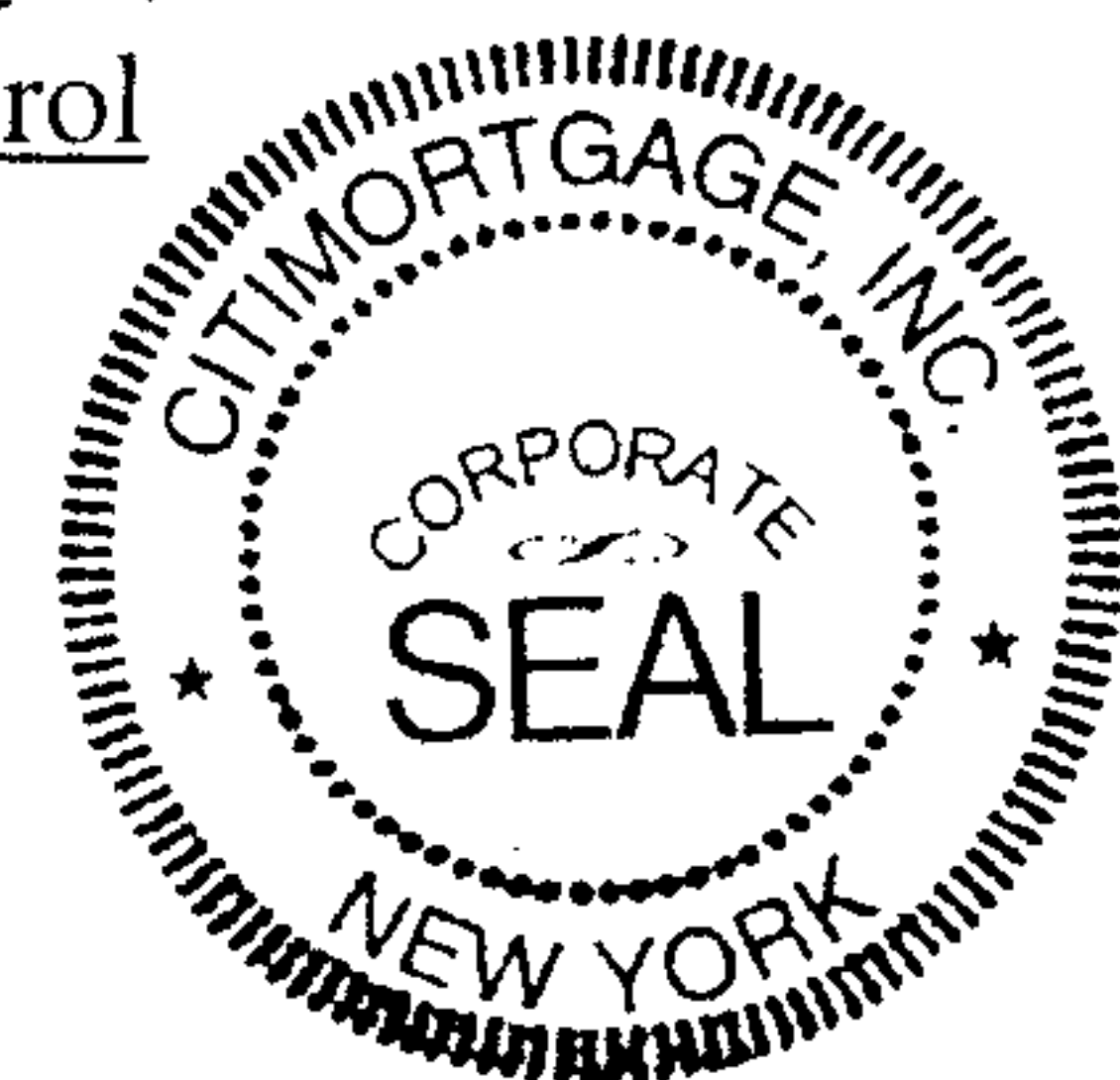
IN WITNESS WHEREOF, the said Grantor, by Don W. Semon, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of April, 2013.

ATTEST:

CITIMORTGAGE, INC.

William Huighe 4-2-13  
Its: Vice President- Document Control

By: Don W. Semon 4-2-13  
Its: Vice President- Document Control



STATE OF Missouri )  
COUNTY OF ST. CHARLES )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Don W. Semon, whose name as Vice President- Document Control of CITIMORTGAGE, INC., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 2nd day of April, 2013.



Jessica Suzanne Eaton  
Notary Public  
My Commission Expires: 2.27.16

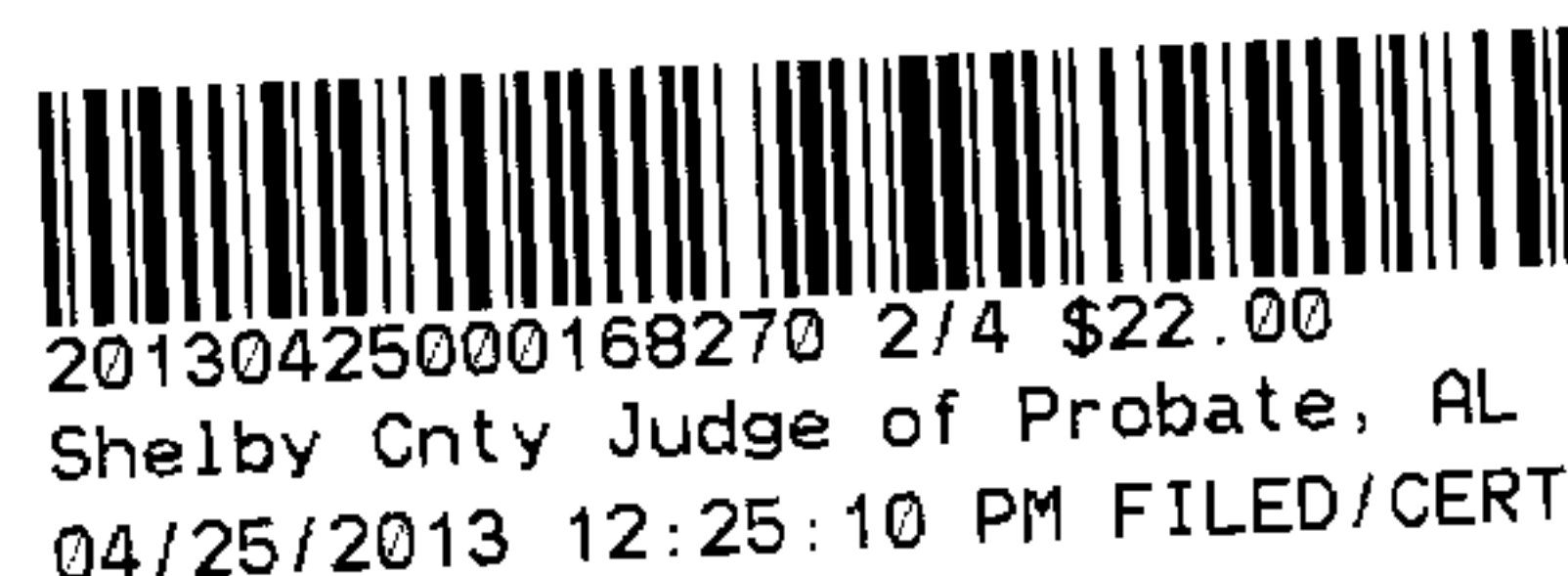


EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 99, according to the survey of Wyndham Cottages, Phase II, as recorded in Map Book 27, Page 2, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Citimortgage, Inc., from Carrie Elizabeth Thompson by that certain foreclosure deed as recorded in Instrument No. 20121206000467510.

Property address:  
9142 Brookline Lane  
Helena, Alabama 35080



20130425000168270 3/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/25/2013 12:25:10 PM FILED/CERT



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Celtic Mortgage Co. Grantee's Name HUD  
 Mailing Address 1000 Technology Blvd. Mailing Address 451 7th Street SW  
D. Fallon, NJ Washington, D.C.  
07033 20416

Property Address 9142 Brookline Lane Date of Sale 4-2-2013  
Helena, AL 35080 Total Purchase Price \$ 106,934.72  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other Foreclosure Deed  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed,

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4-22-2013

Print MARY Blackwell

Sign Mary Blackwell  
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

